

Ex. 6

**Tony Gomes Construction, Co., Inc.**

Developers - Builders

Consultants - Managers - Contractors

**PROPOSAL**

Contracting Division,  
Housing Authority of the City of Newark  
500 Broad Street  
Newark, New Jersey 07104

January 22, 2003

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**TURNKEY PROJECT - NJ39-P002-049**  
**88 Units & Storage/Maintenance and Community Building**

The Tony Gomes Construction Co., Inc., ["TGCC"], who is a local resident, developer, and MBE, is pleased to offer herein its proposal for the construction of housing in a Turnkey Project consisting of 88 Units & Storage/ Maintenance and Community Building, in the City of Newark and under the Public Housing Program, which is known as Project NJ39-P002-049. The location of the sites are: 530½ -568 South 12<sup>th</sup> Street and 529-567 South 11<sup>th</sup> Street, located in the City of Newark tax map Block 309; 293-301 Jelliff Avenue, 238-246 Peshine Avenue and 227-241 W. Bigelow Street, located in the City of Newark tax map as Block 2690; 273-289 Jelliff Avenue and 220-230 Peshine Avenue, located in the City of Newark tax map as Block 2690; and 452-468 Clinton Avenue, 189-210 Peshine Avenue, and 648-654 Hunterdon Street, located in the City of Newark tax map as Block 2689.

The Tony Gomes Construction Co. Inc., has retained the services of an extremely reputable architectural firm, Elkin/Sobolka & Associates, located at 19 Park Avenue Rutherford, New Jersey, whose design and scope of work will assist this company in providing homes, which are affordable without sacrificing the amenities and quality of the work.

The Tony Gomes Construction Co. Inc., has also retained the services of Samuel M. Ruth, PE at 24 Commerce Street Newark, New Jersey, who has worked diligently with the Staff of the Tony Gomes Construction Co. Inc., to provide the most efficient and cost effective environmental and site plan.

Table B

# TONY GOMES CONSTRUCTION COMPANY INC.

## TABLE ANALYSIS OF TOTAL PROJECTIONS OF THE COSTS ALLOCATED FOR THIS PROJECT

### PER KINDS AND NUMBERS OF UNITS

RFP NO. 00-P1819/1

NJ 2-49

PROJECT NO : NJ39-P002-049

Turnkey Project for 88 Townhouse Units - Three Phases - Total Cost : \$ 12,781,363.00

| Number of Bedrooms  | Number of Units | Special Units | <u>Construction cost including sitework</u> |                         | <u>Soft cost including supervision/profession fees</u> |                        | <u>Grand Total incl. soft and hard costs</u> |                         |
|---------------------|-----------------|---------------|---|-------------------------|--|------------------------|--|-------------------------|
|                     |                 |               | Cost Per Unit                               | Total Cost              | Cost Per Unit  | Total Cost             | Cost Per Unit                                | Total Cost              |
| ONE BEDROOM UNIT    | 9               |               | \$ 80,472.00                                | \$ 724,248.00           | \$ 22,034.00   | \$ 198,306.00          | \$ 102,506.00                                | \$ 922,554.00           |
| ONE BEDROOM ABOVE   | 9               |               | \$ 86,520.00                                | \$ 778,680.00           | \$ 23,890.00   | \$ 213,210.00          | \$ 110,210.00                                | \$ 991,890.00           |
| TWO BEDROOM UNIT    | 27              |               | \$ 102,255.00                               | \$ 2,760,885.00         | \$ 27,669.00   | \$ 747,063.00          | \$ 129,924.00                                | \$ 3,507,948.00         |
| THREE BEDROOM UNIT  | 35              |               | \$ 130,118.00                               | \$ 4,554,130.00         | \$ 34,799.00   | \$ 1,217,965.00        | \$ 164,917.00                                | \$ 5,772,095.00         |
| TWO BEDROOM HC UNIT | 4               |               | \$ 107,380.00                               | \$ 429,440.00           | \$ 28,060.00   | \$ 112,240.00          | \$ 135,420.00                                | \$ 541,680.00           |
| TWO BEDROOM WALK UP | 4               |               | \$ 109,480.00                               | \$ 437,920.00           | \$ 29,624.00   | \$ 118,496.00          | \$ 139,104.00                                | \$ 556,416.00           |
| UTILITY BUILDING    | 1               |               | \$ 96,300.00                                | \$ 96,300.00            | \$ 20,700.00   | \$ 20,700.00           | \$ 117,000.00                                | \$ 117,000.00           |
| COMMUNITY BUILDING  | 1               |               | \$ 312,808.00                               | \$ 312,808.00           | \$ 58,972.00   | \$ 58,972.00           | \$ 371,780.00                                | \$ 371,780.00           |
| <b>TOTAL:</b>       | <b>88</b>       | <b>2</b>      |   | <b>\$ 10,094,411.00</b> |  | <b>\$ 2,686,952.00</b> |  | <b>\$ 12,781,363.00</b> |
| Box 1               | Box 2           |               | Box 3                                       | Box 4                   | Box 5  | Box 6                  | Box 7  | Box 8                   |

1: Number of Bedrooms. The kind of unit.

2: Number of units. Total number of units per kind.

3: The total construction cost per unit including sitework.

4: The total construction cost including sitework for all units of this kind.

Box 5: The total soft cost including supervision/professional fees per unit.

Box 6: The total soft cost including supervision/professional fees for all units of this kind.

Box 7: Grand total including soft and hard costs per unit.

Box 8: Grand total including soft and hard costs for all units of this kind.

# Tony Gomes Construction, Co., Inc.

Developers Builders

Managers Consultants

Contractors Estimators

## PROPOSAL

Contracting Division,  
Housing Authority of the City of Newark  
500 Broad Street  
Newark, New Jersey 07102

Revised: April 7, 2003

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### TURNKEY PROJECT - NJ39-P002-049 88 Units & Storage/Maintenance and Community Building

The Tony Gomes Construction Co., Inc., ("TGCC"), who is a local resident, developer, and MBE, is pleased to offer herein its revised proposal for the construction of housing in a Turnkey Project consisting of 88 Units & Storage/Maintenance and Community Building as well as the piling and special excavation to build on the land of Block 309, in the City of Newark and under the Public Housing Program, which is known as Project NJ39-P002-049. The location of the sites are: 530½ -568 South 12<sup>th</sup> Street and 529-567 South 11<sup>th</sup> Street, located in the City of Newark tax map Block 309; 293-301 Jelliff Avenue, 238-246 Peshine Avenue and 227-241 W. Bigelow Street, located in the City of Newark tax map as Block 2690; 273-289 Jelliff Avenue and 220-230 Peshine Avenue, located in the City of Newark tax map as Block 2690; and 452-468 Clinton Avenue, 189-210 Peshine Avenue, and 648-654 Hunterdon Street, located in the City of Newark tax map as Block 2689.

The Tony Gomes Construction Co. Inc., has retained the services of an extremely reputable architectural firm, Elkin/Sobolka & Associates, located at 19 Park Avenue Rutherford, New Jersey, whose design and scope of work will assist this company in providing homes, which are affordable without sacrificing the amenities and quality of the work.

The Tony Gomes Construction Co. Inc., has also retained the services of Samuel M. Ruth, PE at 24 Commerce Street Newark, New Jersey, who has worked diligently with the Staff of the Tony Gomes Construction Co. Inc., to provide the most efficient and cost effective environmental and site plan.

The Tony Gomes Construction Co. Inc., has in addition retained the Newark based law firm of McCarter & English, located at 100 Mulberry Street, Newark, New Jersey, to provide the most professional of legal services and advice to assist this company in maintaining its contractual commitments and integrity to this project.

Additional Professional Engineers (which will also address the Landscaping Architect request) are included on the Resubmission enclosure.

The Tony Gomes Construction Co. Inc., as a Newark based entity has used many local contractors, suppliers and vendors over the past 20 years. This has resulted in Tony Gomes Construction Co. Inc., establishing excellent working relationships with them. This is just one of the factors which has contributed to making the Tony Gomes Construction Co. Inc., financially sound and stable. These contractors, suppliers and vendors are not only willing to support our endeavors but have extended unlimited credit on behalf of Tony Gomes Construction Co. Inc., so as to insure our success as the designated turnkey developer for this project. This relationship is also an asset to the Newark Housing Authority in meeting compliance with one of the elements of the Section-3 Clause of the Federal Law relating to local MBE/WBE/DBE participation.

The Tony Gomes Construction Co. Inc., is known for its quality, dependability and speed. It is our intention to bring these characteristics to this project. Tony Gomes Construction Co. Inc., intends to stick build this project and use brick, block; and we will provide additional square footage to each townhouse unit. [See architectural drawings]

An essential element is the fact that all vendors, suppliers, laborers, and sub-contractors, are paid in a timely fashion. This grants Tony Gomes Construction Co. Inc., the ability to supply and provide skilled local manpower and an enhanced labor force.

Tony Gomes Construction Co. Inc., is a designated *minority and local Developer* at minimum, will use on this project the following local trades: "Mason, Carpenter, Plumbing, Electrical, Concrete, Dumpster, Security, Doors & Windows. These contractors, suppliers and vendors are Newark based businesses and residents as well. These contractors and vendors have employed Newark residents in their various crafts and businesses.

Tony Gomes Construction Co. Inc., is a Newark based-Minority owned business with its principal a Newark resident understands the *importance* of local participation by Newark businesses who pay taxes in our City and who employ Newark residents.

The Turnkey Project proposed by the Tony Gomes Construction Co. Inc., has all of the necessary site and design criteria, with superior construction quality, which is the catalyst of a very practical, aesthetic and successful project. One that is beneficial to quality of life and a better lifestyle for those who are eligible to live in this project.

The Tony Gomes Construction Co. Inc., will comply with all prerequisites mandated by the NHA as required and outlined in RFP - No. 02-P1819/1, without exception, so as to be the designated Turnkey Developer of Project NJ39-P002-049.

The Tony Gomes Construction Co. Inc., will provide the professional services of an architect, an engineer, a landscape architect, and an attorney with the goal to expeditiously secure plan and site approvals and to obtain the necessary permits to build the 88 units of Townhouses including the storage/maintenance facility and community building. Also the price of this Revised Proposal includes the necessary piles and special excavation required to build on the land of Block 309. The revised cost of this Project is in the amount of:

■ (\$ 13,733,303.00) ■

Thirteen Million Seven Hundred Thirty Three Thousand Three Hundred and Three Dollars

The Tony Gomes Construction Co. Inc., at present has all of the required conditions to secure financing. Additionally, Tony Gomes Construction Co. Inc., recognizes the responsibility to obtain all the necessary financing for the development of this project. The evidence of said financial conditions and qualifications are based on traditional lending institutions such as local banks, bond companies, in addition to the credits provided by to local and suburban suppliers and the labor power provided to the TGCC by the local construction companies.

Tony Gomes Construction Co. Inc., will provide a Performance and Payment Bond and intends to use a local bank (BPA) as well as the New Jersey Housing Mortgage Finance Agency

The combination of the union and strength of all these parties together is the catalyst that makes the Tony Gomes Construction Co. Inc., a strong and competitive entity.

For all the aforementioned reasons the Tony Gomes Construction Co. Inc., a local Developer, MBE and Resident of the City of Newark should be assigned the Turnkey Project - NJ39-P002-049.

Tony Gomes Construction Co. Inc., looks forward to working with NHA on this Project : NJ39-P002-049.

Very truly yours,

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